



## 6804 Tri City Way Cold Lake AB

\$125,000

Prime opportunity to build a duplex in the highly sought-after Tri City Estates! This expansive pie-shaped lot, zoned R2, offers a fantastic location backing onto luxury single-family homes. Enjoy the tranquility of a quiet neighborhood while still being in close proximity to shopping centers, banks, schools, restaurants, the Energy Center, Portage College, and playgrounds. This is not just a property; it's a sound investment in a growing and desirable community. Take advantage of this chance to create a valuable duplex in a location that combines residential charm with convenient access to essential amenities.

Listing Presented By:



Originally Listed by:  
Coldwell Banker Lifestyle

chehayeb.maha@gmail.com  
<http://www.mahachehayeb.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)